BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING December 19, 2007

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-07-17 CURTIN SINGLE-FAMILY DWELLING HEIGHT/M. J. CURTIN, 419 S. ELIAS, HR-3

The applicants' property is a 3,120 square foot lot with a partially constructed single-family dwelling located within the Elyssian Grove historic district, a Historic Preservation Overlay Zone (HPZ), and is zone R-3. The applicants are constructing a single-family dwelling, which exceeds the established height within the historic district's development zone. Tucson *Land Use Code (LUC)* Sections applicable to this project include, in part, the following: Section 2.3.6 and 2.8.8 which provides the criteria for residential development in the R-3 zone and within a Historic Preservation Zone and Section 3.2.7 which provides the criteria for height measurement. The applicant is requesting the following variance: Allow the dwelling to be completed with a finished height of twenty two feet eight inches (22'8") which is two feet four inches (2'4") in excess of the twenty feet four inches (20'4") height established for structures within this development zone.

DECISION: VARIANCE DENIED

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Connie Munguia, Secretary Board of Adjustment

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